

QUITCLAIM DEED

THIS QUITCLAIM DEED, made on the 20th day of July, 1981, by the CITY OF LAS VEGAS, a municipal corporation of the State of Nevada (hereinafter referred to as the "Grantor"), and the LAS VEGAS CONVENTION AND VISITORS' AUTHORITY, a political subdivision of the State of Nevada (hereinafter referred to as the "Grantee"), on behalf of the County of Clark, State of Nevada, and in connection with the recreational facilities of the Grantee;

W I T N E S S E T H :

That the Grantor, ^{CLV} for and in consideration of the sum of Ten Dollars (\$10.00) and of other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby remise, release and forever quitclaim unto the Grantee all that certain real property situate in the County of Clark, State of Nevada, more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders rents, issues and profits thereof.

To have and to hold all and singular the premises, together with the appurtenances, unto the Grantee forever; provided, however, that the Grantee, by its acceptance and recordation of this Quitclaim Deed, thereby acknowledges and agrees that the sole purpose for which the conveyance herein provided for is made is for the construction upon the premises of a multi-purpose sports stadium, convention/exhibit hall and auditorium/theater complex, that such purpose shall constitute a restriction on the conveyance herein provided for and shall be deemed to be and considered as an express condition subsequent,

and that, upon the occurrence of either of the following events,
to wit:

(a) Should the proposed project not be constructed in accordance with the concept and plans therefor presented to the Grantee at its meeting held on January 22, 1980, and as modified in that certain Agreement between the Grantee and SC³/George Tate & Associates dated September 23, 1980, and the Addendum thereto dated June 25, 1981, copies of all of which are presently on file in the office of the City Clerk of the Grantor; or

(b) Should, after completion of the construction of said project, said multipurpose sports stadium, convention/exhibit hall and auditorium/theater complex cease to be operated and maintained under the jurisdiction and control of the Grantee, by whatever name the Grantee may hereafter be designated pursuant to NRS 244A.607, et seq., or substituted statutory enactment.

the title to the whole of the premises, together with the improvements and fixtures thereon, shall thereupon immediately, and without any action on the part of the Grantor, revert to and re-vest in the Grantor, and the Grantee shall lose, forfeit and be divested of all of its right, title and interest in and to the whole of the premises and to the improvements and fixtures thereon, and the Grantor shall have the right of re-entry to the premises.

The Grantee also agrees, by its acceptance and recordation of this Quitclaim Deed, to provide the Grantor, during the construction of said project, with reasonable vehicular access, including the ingress and egress of tour buses, from Washington Avenue to that certain real property commonly known and identified as the Old Mormon Fort and to grant to the Grantor, following the

1 completion of such construction, a permanent easement providing
2 for such access.

3 IN WITNESS WHEREOF, the Grantor has caused this instru-
4 ment to be executed by its duly authorized officers the day and
5 year first above written.

6 CITY OF LAS VEGAS

7
8 William H. Briare
9 WILLIAM H. BRIARE, MAYOR

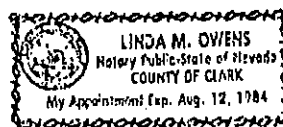
10 ATTEST:

11
12 Carol Ann Hawley
13 Carol Ann Hawley, City Clerk

14
15 State of Nevada)
16) ss.
16 County of Clark)

17 On this 20th day of July, 1981, personally
18 appeared before me, a Notary Public, William H. Briare,
19 the Mayor of the City of Las Vegas, Nevada, a municipal corpora-
20 tion, who acknowledged that he executed the above instrument on
21 behalf of said municipal corporation.

22
23 Linda M. Owens
24 Notary Public



That portion of the North Half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 26, Township 20 South, Range 61 East, M.D.M., and the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 27, Township 20 South, Range 61 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, described as follows:

BEGINNING at the Southwest corner of the North Half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 26, said Southwest corner being a point in the Southerly boundary of that certain parcel of land described by Deed to the City of Las Vegas, recorded January 8, 1971 as Inst. No. 72731 of Official Records of Clark County, Nevada; thence along said Southerly boundary, South 88°45'54" West 346.62 feet to the Southwest corner of said parcel of land, said Southwest corner being a point in a nontangent curve, concave Westerly, having a radius of 1040.00 feet; thence from a tangent which bears North 23°53'15" East, Northerly along said curve and the Westerly boundary of said parcel of land described by Inst. No. 72731 through a central angle of 15°04'17", an arc distance of 273.57 feet to a point in a nontangent curve, concave Westerly, having a radius of 4050.00 feet; thence from a tangent which bears North 17°30'21" East, Northerly along said curve and continuing along said Westerly boundary through a central angle of 00°48'42", an arc distance of 57.37 feet; thence tangent to said curve and continuing along said Westerly boundary, North 16°41'39" East 246.31 feet; thence continuing along said Westerly boundary, South 80°38'21" East 483.87 feet; thence continuing along said Westerly boundary, North 14°34'49" East 483.76 feet; thence continuing along said Westerly boundary, North 00°18'31" East 337.88 feet to the North line of said parcel of land described by Inst. No. 72731, said North line being a portion of the South line of the North 50.00 feet of the North Half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 26; thence along the North line of said parcel of land, South 89°41'29" East 1622.10 feet to the beginning of a tangent curve, concave Southwesterly, having a radius of 20.00 feet; thence Southeasterly along said curve through a central angle of 90°12'33" an arc distance of 31.49 feet to a line which is parallel with and distant 14.00 feet Westerly from the West line of BRUCE GARDENS UNIT NO. 1 as shown by map thereof on file in Book 8 of Plats, Page 28 in the Office of the County Recorder of Clark County, Nevada; thence tangent to said curve along said parallel line, South 00°31'04" West 949.72 feet to the beginning of a tangent curve, concave Northwesterly, having a radius of 20.00 feet; thence Southwesterly along said curve through a central angle of 89°50'45" an arc distance of 31.36 feet to the Northerly boundary of that certain parcel of land described by Deed to the City of Las Vegas recorded April 17, 1970 as Inst. No. 20073 of Official Records of Clark County, Nevada; thence tangent to said curve along said Northerly boundary, North 89°38'11" West 419.05 feet; thence continuing along said Northerly boundary North 88°29'29" West 159.08 feet to the beginning of a tangent curve, concave Southeasterly, having a radius of 422.82 feet; thence Southwesterly along said curve and continuing along said Northerly boundary, through a central angle of 72°43'59" an arc distance of 536.74 feet to the Southerly boundary of said parcel of land described by Inst. No. 72731, said Southerly boundary being a portion of the South line of the North Half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 26; thence along said Southerly boundary, nontangent to said curve, North 89°41'01" West 1042.66 feet to the POINT OF BEGINNING.

RETURN TO:

L. H. Convention Authority
Legal Counsel
George M. Dickerson
630 So 3rd St.
Las Vegas, Nev. 89101

CLARK COUNTY, NEVADA
JUAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF

Pres. L. H. Convention Authority
AUG 26 4 20 PM '81

FEE *10* DEPUTY *C*
OFFICIAL RECORDS
BOOK INSTRUMENT

EXHIBIT "A"

1454 1413167